Housing Profile: Mashpee

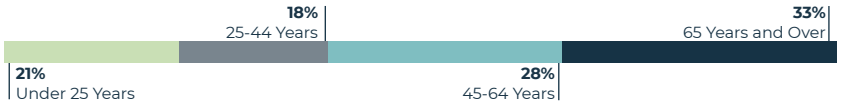
Key Demographic and Economic Information

POPULATION	HOUSEHOLDS	HOUSEHOLD SIZE	HOUSING UNITS	MEDIAN HOME SALES PRICE (2024)	MEDIAN HOUSEHOLD INCOME (2024)	RESIDENTIAL PROPERTY TAX RATE
15,384	**7,135**	**2.14**	**10,691**	**$650,000**	**$95,299**	**$6.42** (FY25)

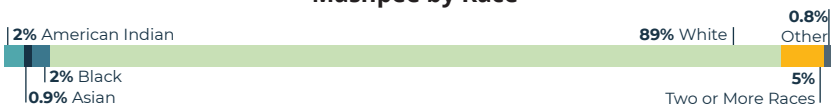
The Town of Mashpee has an estimated year-round population of just over 15,300 residents. It is bordered by Sandwich on the north, Vineyard Sound on the south, Falmouth on the west, and Barnstable on the east. About 30% of homes in the town are seasonal, which is slightly lower than the region as a whole (33%). The Town of Mashpee contains one Community Activity Center within its boundaries.

(American Community Survey (ACS) 2024 5-year Estimates; Cape Cod and Islands Association of Realtors; Massachusetts Department of Revenue; Totals may not equal 100% due to rounding)

Mashpee by Age

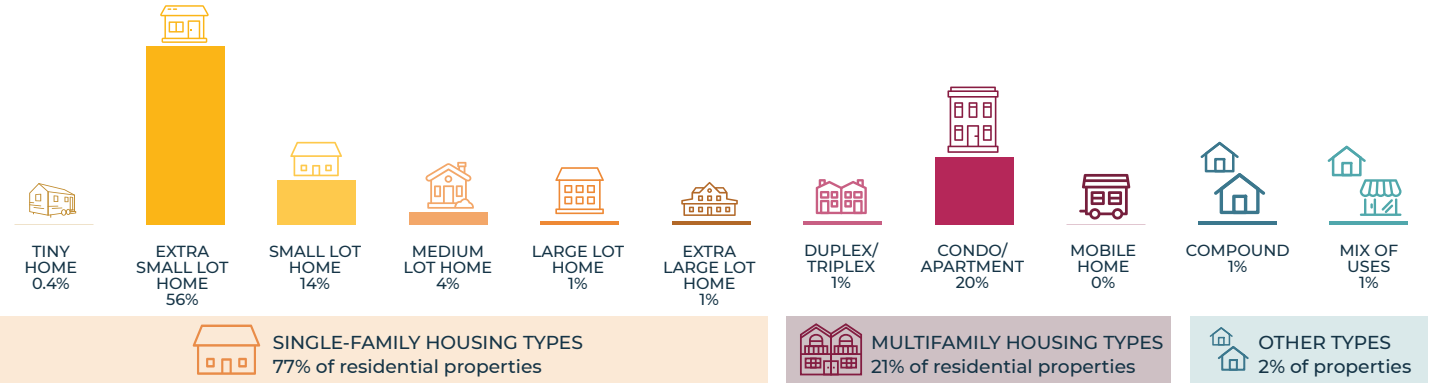


Mashpee by Race



Current Housing Stock

The Cape Cod Commission conducted a housing typology study using local assessors' data and state class property codes. The graph below shows the distribution of various types of residences using this data, which differs slightly from American Community Survey counts. In Mashpee, about 77% of residential properties are single-family homes; about 21% are multifamily properties. Approximately 2% are other types of properties. Other properties may be a single home or may be multifamily homes such as compounds, which may include multiple houses on one parcel occupied by different households or a single-family home with a guest house. Mix of uses are properties that have at least one residence on them but also have some sort of other use such as agricultural or commercial. For more information on the housing typology and categories visit: www.cccom.link/ht



Housing Stock by Year Built

Like the region, the majority of housing units in the town were built between 1950 and 1999. Almost one-fifth of Mashpee's housing stock was built in the 2000s, which is relatively high for the region. *(Assessors' data and CCC housing typology analysis)*

(Totals may not equal 100% due to rounding)

Owners and Renters

There are about 7,135 year-round occupied housing units in Mashpee; of these, 82% are owner-occupied and 18% are renter-occupied. *(ACS 2024 5-year Estimates)*

Seasonality

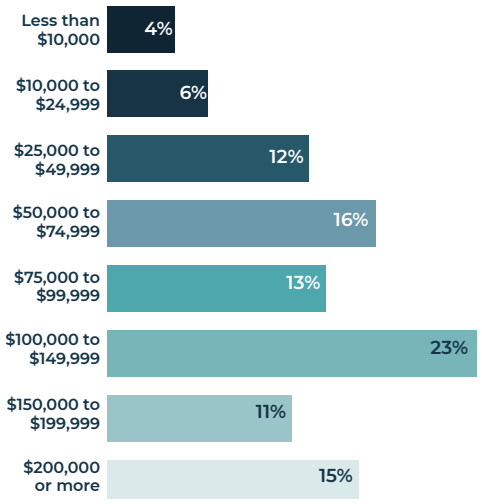
Just under one-third of all housing units in Mashpee are used for seasonal, recreational, or occasional use. *(ACS 2024 5-year Estimates)*

3% VACANT, OTHER

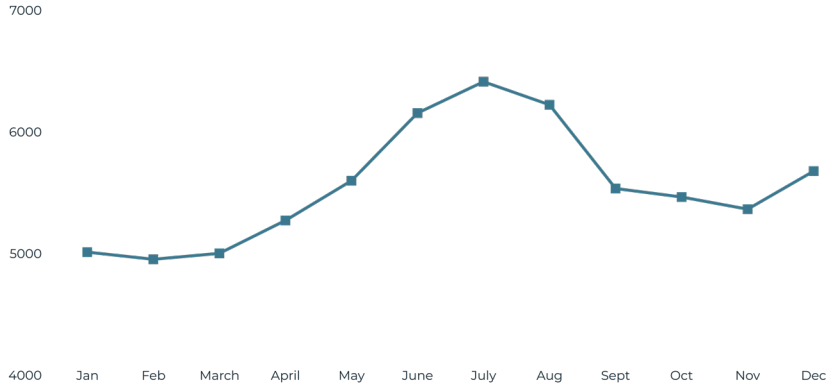
Wages, Employment, and Housing Affordability

Households per Income Bracket

(ACS 2024 5-year Estimates)



Employment by Month



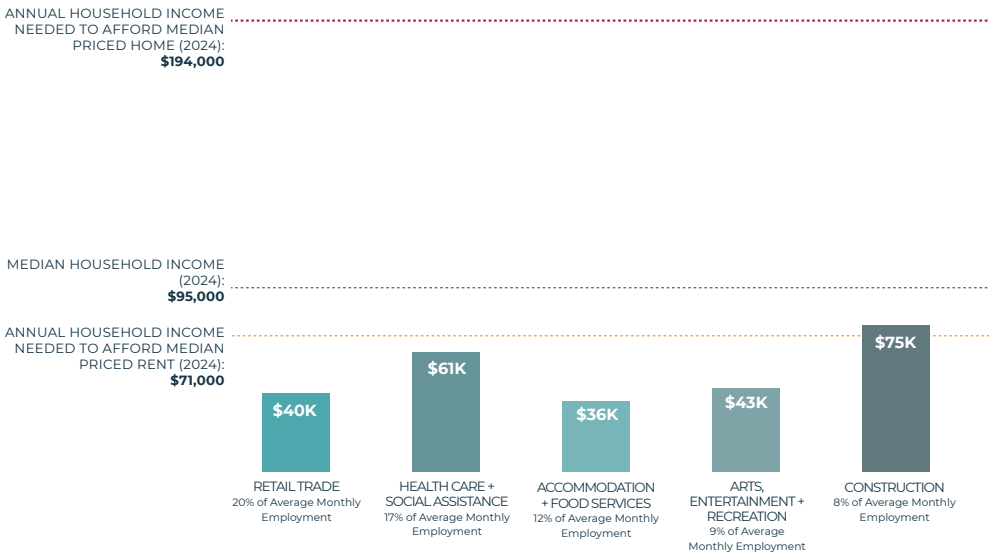
Like much of the region, employment in Mashpee is seasonal. In 2019 employment peaked in July at 34% more than the low in February. Due to the pandemic, 2020 patterns were significantly different, but in 2021 started to return to pre-pandemic levels and trends which continued through 2022, 2023, and into 2024. *(MA Labor Market Information, ES-202 data)*

Housing Affordability

In 2024 the median price for a home stayed constant compared to 2023 at $650,000. In 2025 it increased to $699,000. Average wages in the town's largest industries by employment fall well below what is needed to affordably purchase a home at median sales prices (affordably purchase means a household spends up to 30% of income on housing costs). While the median gross rent, according to the American Community Survey, is more affordable, availability of year-round rental housing is very limited.

(Annual income refers to a household's income from all sources, while annual wage refers to an individual's earnings from employment. Data: Cape Cod and Islands Association of Realtors; 2024 ACS 5-Yr Estimates; MA Department of Economic Research, ES-202 data)

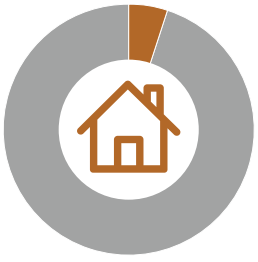
AVERAGE WAGES FOR THE TOP INDUSTRIES BY EMPLOYMENT COMPARED WITH MEDIAN HOUSEHOLD INCOME AND INCOME NEEDED TO AFFORDABLY BUY OR RENT A HOME



Affordable Housing Units

The Massachusetts Subsidized Housing Inventory is used to measure a community's stock of low- or moderate-income housing for the purposes of M.G.L. Chapter 40B, the Comprehensive Permit Law, which encourages communities to have 10% of their housing stock be affordable for low- to moderate-income households. While housing developed under Chapter 40B is eligible for inclusion on the inventory, other types of housing also qualify to count toward a community's affordable housing stock.

SUBSIDIZED HOUSING INVENTORY UNITS

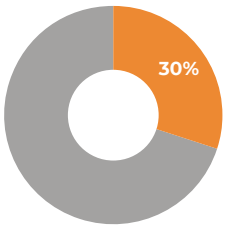


5.2% of housing units are on the SHI

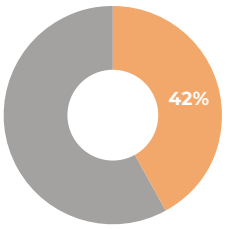
(Numbers are from EOHLC as of September 30, 2025 and subject to change)

Housing Cost Burdened

A household is considered cost burdened when housing costs exceed 30% of monthly income. *(ACS 2024 5-year Estimates)*



... of owner households in Mashpee spend 30% or more of income on housing costs

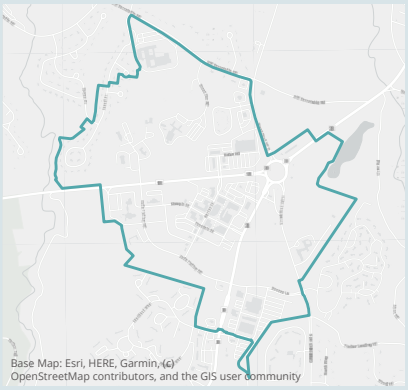


...of renter households in Mashpee spend 30% or more of income on housing costs

Community Activity Centers

Community Activity Centers are areas with a concentration of business activity, community activity, and a compact built environment that may be suitable for additional housing and a mix of uses at a scale that fits in with the community's character. The vision for these areas is to accommodate these uses in a walkable, vibrant area, preserve historic buildings, and to provide diverse services, shopping, recreation, civic spaces, housing, and job opportunities, with adequate infrastructure and pedestrian amenities to support development. The Cape Cod Commission identified sixteen Community Activity Centers across the region. Mashpee has one identified Community Activity Center.

Mashpee

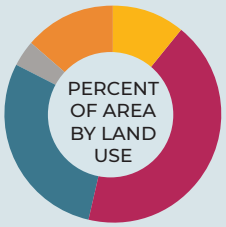


COMMUNITY ACTIVITY CENTER AREA (ACRES)
262

ESTIMATED HOUSING UNITS
194

ESTIMATED HOUSING UNITS (PER ACRE)
0.7

The Mashpee Community Activity Center is focused around Route 28 and Route 151 and the commercial uses there. It is surrounded by undeveloped land and residential land. Residential uses comprise very little of the Community Activity Center area in terms of land use.



- Residential **11%**
- Commercial **42%**
- Tax Exempt **29%**
- Industrial **4%**
- Multiple Uses **14%**

Zoning

The amount of land zoned to allow multifamily housing developments varies by town, but generally follows a similar pattern as the region: most Cape towns prohibit or require special permit authorization for multifamily housing development and limit it to a small portion of town, while allowing for detached, single-family homes by-right throughout the community. The following map is the result of a town-by-town analysis of land zoned to allow multifamily housing developments by-right (not including accessory dwelling units). Mashpee does not allow multifamily housing by-right.

Multifamily Housing By-Right

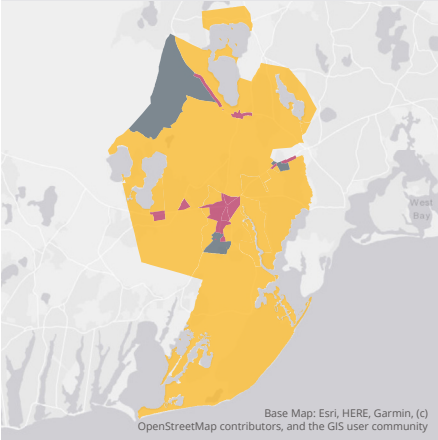
Multifamily zoning by-right makes the ability to develop multifamily units in certain districts of a town easier, supporting an expanded and diversified housing stock. Mashpee does not allow multifamily housing by-right.

NOT ALLOWED

Inclusionary Zoning Policy

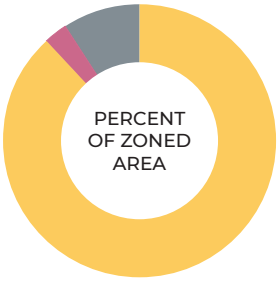
Inclusionary zoning requires developers to designate a percentage of the units in certain projects as available to lower and moderate income households. Mashpee has not adopted this policy.

NOT ADOPTED



Zoning Districts

As with most Cape towns, the vast majority of the town is zoned for residential uses, as can be seen in the map and the graph. These zoning categories are broad and do not capture the many nuances of the specific zoning regulations for each district, nor do they include overlay districts, but help to provide a summary of the distribution of land available for certain types of uses throughout town.



- Residential **89%**
- Commercial **3%**
- Industrial **9%**

Totals may not equal 100% due to rounding